

***Town of Somers  
Zoning Board  
Regular Meeting 3/3/14  
7:00 Town Hall***

**I. CALL TO ORDER**

The meeting was called to order at 7: 05 p.m. by Chairman Jill Conklin. In attendance was Vice-Chair Karl Walton, Secretary Dan Fraro, and member Paige Rasid. Alternate Robert Martin sat in for Sam Smith. Also in attendance was Somers' building official, John Collins.

**II. NEW BUSINESS:**

**A. Annual Meeting:**

- Election of officers

Member Robert Martin made the motion, seconded by Paige Rasid, to retain the positions of officers for year 2014.

*All in favor, motion carried.*

- Review of by-laws

By laws reviewed. Vice-Chair Karl Walton made a motion, seconded by Secretary Dan Fraro, to retain the by-laws as written.

*All in favor, Motion carried.*

- Approval of 2014 meeting schedule

Town building official John Collins distributed the 2014 meeting schedule to members. Vice-Chair Walton made a motion, seconded by Member Martin to approve the 2014 meeting schedule.

*All in favor, motion carried.*

**B. Special Use Permit application of Driving Range**

349in St. Somers, CT LLC

*Seeking a modification of the existing Special Use Permit for a 10,000 square foot addition to existing arcade building and construction of Soaring Eagle Zip Line attraction and ropes course as accessory uses.*

Engineer Tim Coon presented members with a map plotting where these modifications would be located. Gerald Antonacci also offered background as to the purpose of these modifications.

Images of the *Soaring Eagle<sup>tm</sup>* Zip Line shared. Additional offerings will be Laser Tag and a ropes course and an addition suitable for functions as an accessory uses. The driving range will be deconstructed. Members inquired about parking. Mr. Coon felt the traffic would be similar to current rates. Member Martin made a motion, seconded by member Paige Rasid, to accept the special use permit and send to planning.

*All in favor, motion carried.*

*Members discussed a date for a public hearing - April 7<sup>th</sup>, 2014.*

**C. Special Use Permit application - Pleasant View Farms Realty Co.,  
425 South Road, Somers, CT**

*Seeking a renewal of existing Special Use Permit to conduct Flea Markets, Auctions, and Music Festivals from March 2013 through February 2014 at 430 South Road, volume 33, page 343*

Members reviewed application process and suggested amending regulation 214-93a to allow for up to three years between applications. Secretary Fraro made a motion, seconded by member Martin, to table this until next meeting allowing time to amend the regulation.

*All in favor, motion carried.*

**D. Proposed amendment/addition to Zoning Regulations**

*Sections §214-101 Zoning Permit and Site Plan Approval; subsection F*

Mr. Collins distributed amendment language to members for their review. Vice-Chair Walton made a motion, seconded by member Martin, to approve the language and requested this be forwarded to the planning committee, and to schedule this for the April 7<sup>th</sup> hearing.

*All in favor, motion carried.*

**E. Proposed amendment to Zoning Regulations**

*Section 214-107: Fees*

Vice-Chair Walton made a motion, seconded by Member Rasid, to approve the amendment and to forward this to the Planning Committee so that it can be added to the April 7<sup>th</sup> Public Hearing.

All in favor, motion carried.

**III. OLD BUSINESS:**

Proposed amendments to Zoning Regulations regarding drive thru establishments

Sections; §214-4; §214-38; §214-64; §214.98C

Member Martin made a motion, seconded by Vice-Chair Walton to approve the proposed amendments to add this to the April 7<sup>th</sup> public hearing,

**IV. MINUTES APPROVAL: (12/19/2012)**

Robert made a motion, seconded by Dan to approve the minutes as written.

**V. STAFF/COMMISSION REPORTS**

- Future workshop – district definitions; State/National Register of Historic Places and CEPA  
John Collins told members that Glen Shalder is available to discuss district language.  
Members discussed the benefit of this discussion and approved this as a topic for a future meeting discussion.

**VII. ADJOURNMENT**

Dan made a motion seconded by Robert at 8:11 p.m.

**Respectfully Submitted,**

Stephanie Benson

*Recording Secretary*